



**UNIT A HIGHGROVE INDUSTRIAL ESTATE,
PORTSMOUTH, PO3 5QQ**

INDUSTRIAL / WAREHOUSE TO LET

2,824 SQ FT (262.36 SQ M)



Summary

Semi-detached Industrial Warehouse Unit - TO LET

Available Size	2,824 sq ft
Rent	£42,500 per annum
Rates Payable	£5.24 per sq ft Rateable value requires reassessment on a split unit basis.
Rateable Value	£62,000
Service Charge	£1.52 per sq ft
EPC Rating	C

- Excellent motorway connection
- Three phase power
- Clear span warehouse
- Allocated parking
- Can be let together or separately
- Established Industrial Estate
- First floor office premises
- Kitchen/breakout area

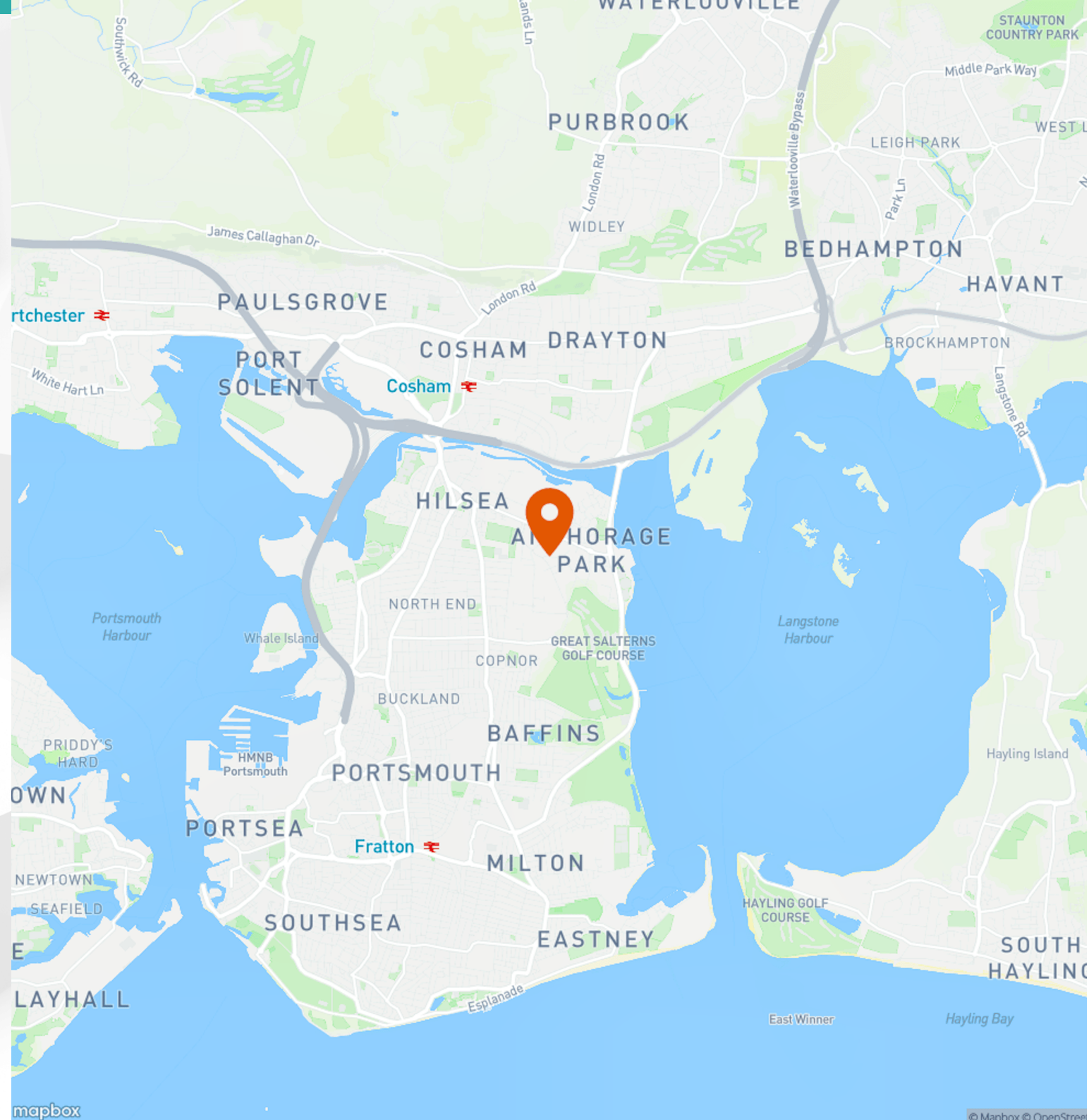


Location



**Unit A Highgrove Industrial
Estate, Quartremaine Road,
Portsmouth, PO3 5QQ**

Highgrove Industrial Estate is located in the Airport Industrial area; one of Portsmouth's principal industrial locations. It has excellent access to the A27, which in turn leads onto the M27/A3(M) and is approximately 3 miles from Portsmouth City Center and approximately 2 miles from International Ferry Port.





Further Details

Description

The unit is are situated on Highgrove Industrial Estate. Unit A comprises a semi-detached modern industrial/warehouse unit of steel portal frame construction with brick and blockwork to internal elevation and external profiled steel cladding. The unit benefit from translucent roof panels, 3-phase electricity, up and over loading door, W/Cs and car parking.

Internally, Unit A is mainly open plan with an undercroft area and benefits from a small kitchenette / small breakout area. The first floor offers well-presented office space benefitting from a kitchen/breakout area, air conditioning and a separate boardroom.

Unit A can also be let together with Unit B, providing a total area of 5,675 sqft

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	1,890	175.59	Available
1st - Office	933	86.68	Available
Total	2,823	262.27	

Terms

The premises are available by way of new full repairing and insuring lease on terms to be agreed.

Unit A is available at £42,500 per annum.

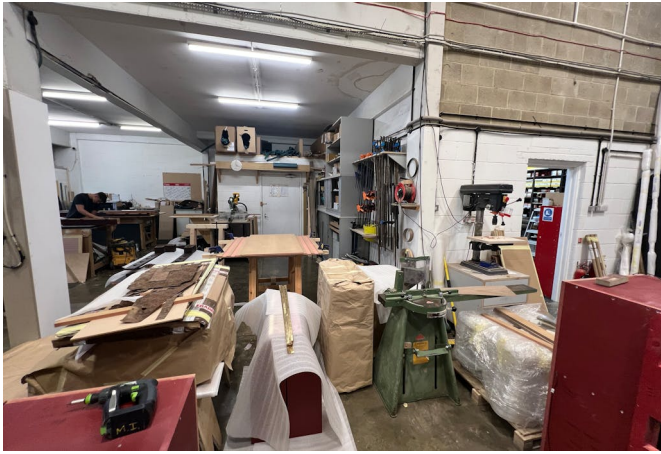
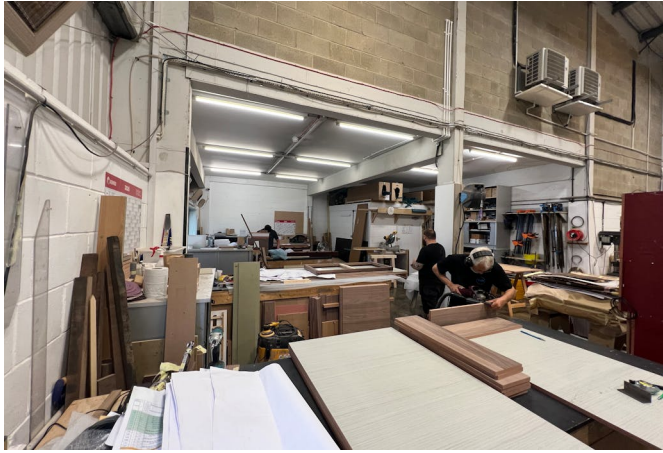
Unit A, B and C are currently listed under one rateable value of £62,000. A reassessment of the business rateable value will be required should the units be let individually.

AML

In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction.

VAT

All rents, prices and premiums, etc., are quoted exclusive of VAT at the prevailing rate.





Enquiries & Viewings



Alex Gauntlett

agauntlett@vailwilliams.com

07584 657 826



Alice Masterman

amasterman@vailwilliams.com

07393 235709



**Vail
Williams**

[View on our website](#)